



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Stephen M. Haase
Larry Lisenbee

SUBJECT: COYOTE VALLEY SPECIFIC
PLAN CONSULTANT AGREEMENT

DATE: April 6, 2004

Approved

Date

4/7/04

Council District: 2
SNI Area: N/A

RECOMMENDATION

It is recommended that the City Council:

1. Adopt the following Appropriation Ordinance and Funding Sources Resolution amendments in the General Fund:
 - A. Increase the City-Wide appropriation for the Coyote Valley Specific Plan by \$2,000,000; and
 - B. Increase the estimate for Other Revenue by \$2,000,000.
2. Take the following actions in regard to the preparation of the Coyote Valley Specific Plan:
 - A. Approve a consultant agreement with the Dahlin Group land planning and urban design team to prepare the Coyote Valley Specific Plan, Design Guidelines and Zoning Districts for an amount not to exceed \$2,000,000.
 - B. Delegate the authority to approve minor amendments to the consultant agreement to the Director of Planning, Building and Code Enforcement to allow for: 1) minor schedule and/or task changes that are consistent with the City Council's Vision and Expected Outcomes for the Coyote Valley Specific Plan; 2) possible adjustments in the maximum cost to be paid for each task as long as the total maximum amount of compensation does not exceed two million dollars, and 3) extension(s) of the term of this agreement for up to 12 months to ensure the successful completion of this planning effort.



BACKGROUND

In August 2002, the Mayor and City Council initiated the preparation of a specific plan for Coyote Valley. The Coyote Valley Specific Plan (CVSP) area consists of 7,000 acres of mostly undeveloped land in the southern reaches of the City of San Jose. The CVSP area is generally bounded by Tulare Hill to the north, Highway 101/foothills to the east, the City of Morgan Hill to the south, and the hills to the west. It is divided into three sub-areas, each with a different existing land use designation per the San Jose 2020 General Plan: the North Coyote Valley Campus Industrial area, the mid-Coyote Urban Reserve, and the Coyote Greenbelt to the south.

At the time of initiation, the City Council adopted a vision for Coyote Valley consistent with the San Jose 2020 General Plan. Major features of the vision include urban development in North and mid-Coyote of at least 50,000 jobs and 25,000 housing units, of which 20% would be affordable. The urban community should be highly livable, pedestrian and transit friendly with a variety of housing types, schools, parklands, trails, bicycle paths, transit, commercial centers, job centers, and other community services. The southern Coyote Greenbelt is included in the planning effort so as to facilitate its long-term preservation.

The Coyote Valley Specific Plan will identify the location and intensity of land uses, plan for infrastructure and community service needs, formulate financing and implementation programs, and determine the phasing of the plan elements, as necessary. Coyote Valley Zoning Districts and Design Guidelines will also be prepared to give clear direction for future development. As with any major planning effort, an Environmental Impact Report is also required.

The preparation of the Coyote Valley Specific Plan and its environmental documents is an exciting opportunity to design and facilitate the creation of a new community (or "new town") of 25,000 housing units and 50,000 jobs that is sensitive to its environment, integrates land uses and all modes of transportation, provides affordable housing, and meets other objectives embodied in the San Jose 2020 General Plan. The magnitude of the Coyote Valley Specific Plan is far greater than any specific plan completed to date (e.g., Coyote Valley is over 8 times as large as Evergreen in terms of land area and residential development potential alone). In addition, the issues associated with Coyote Valley are vastly more complex due to environmental opportunities, infrastructure and community facility needs, financing, etc.

In June 2003, the City Council approved a funding agreement with the Coyote Housing Group, LLC to fund the preparation of the specific plan, Environmental Impact Report and other related documents in the amount of \$10.9 million. This action was consistent with City Council budget direction set forth in 2003 that required all new long range planning efforts to be supported with outside funding. The funding agreement includes funding for a land planning/urban design consultant team to complete the specific plan document, design guidelines, and zoning districts for Coyote Valley.

ANALYSIS

The consultant selection process was highly competitive. On October 24, 2003, the Planning staff sent a Request for Proposals (RFP) to approximately 60 firms nationwide, encouraging them to submit creative, cutting-edge proposals to conduct comprehensive land planning and urban design for the Coyote Valley Specific Plan and its related documents. The RFP indicated that the expected products of the Coyote planning effort would include a specific plan, design guidelines, and zoning districts. It also emphasized that the specific plan should provide a realistic and feasible guide to the development of Coyote Valley to a highly livable mixed-use urban community with a variety of uses including housing, parks and open space, commercial and Driving Industry businesses.

On November 28, 2003, nine proposals were received from some of the best land planning / urban design firms across the country. Because of the importance of this project, and the wide-ranging public interest in it, the Planning staff devised a thorough process to select the best qualified consultant team who would bring the required skill sets to develop a model specific plan for the Valley. The selection process was thus divided into three stages:

1. Proposals: The interview panel received nine proposals. Of these, six were advanced to the interview stage. The interview panel consisted of City (Planning and Transportation) and Redevelopment Agency staff as well as a representative of the Coyote Housing Group, LLC.
2. Interviews: Six consultant teams were invited to individual interviews with the interview panel. The interviews were held on December 1st, 2nd and 3rd of 2003.
3. Task Force Presentations and Input: Following the interviews, four teams were selected to proceed to the next stage of the selection process. They were invited to make a 15-minute presentation to the Coyote Valley Specific Plan Task Force on their approach to preparing the specific plan for Coyote Valley. The Task Force had an opportunity to ask questions of each team and listen to their responses. The Task Force and community members were encouraged to provide written comments on each team. The written comments resulted in valuable input on each team. The Task Force meeting was held on Monday, January 12, 2004 at San Jose McEnery Convention Center, and attracted more than 100 public participants.

The strongest two teams, led by the Dahlin Group and ROMA Design Group/Calthorpe Associates, were invited to an informal question and answer session with the Coyote Valley Specific Plan Task Force co-chairs on January 16, 2004.

The selection process was extremely competitive, and the final selection was not an easy one. The criteria guiding the selection included:

- Exceptional urban design, planning, and architectural skills.
- Experience in developing large-scale plans.
- Experience with plan creation involving extensive public participation.

- Demonstrated sensitivity to all stakeholders.
- Experience with managing complex projects.
- Understanding the major issues in the Coyote Valley.
- Understanding and a thorough overall approach to accomplish the City Council's Vision and Expected Outcomes for Coyote Valley.
- Demonstrated ability to maintain good working relationships with the Task Force and staff.
- Reliability, as demonstrated in the consultant team's track record with previous projects.
- Computer simulation skills.
- Public presentation and graphic design skills.
- Ability to deliver the plan within the required time frame as demonstrated in the consultants proposed work plan.

Planning staff has decided on a consultant team based on the written proposals, interviews, presentations to the Task Force, responses to Task Force questions, Task Force input on the comment forms, public input on the comment forms, and reference checks. The team consists of the Dahlin Group, Ken Kay Associates, Crawford Multari & Clark Associates, James K. M. Cheng Associates and Development Design Group. This team brings broad experience and ideas to the challenges facing us in Coyote Valley. Specifically:

- Dahlin Group has extensive experience with residential and mixed-use communities that have been built throughout the nation.
- Ken Kay, an original member of the Congress of the New Urbanism, has designed facilities for major employers in Silicon Valley and is well recognized for creating environmentally sensitive plans.
- Crawford Multari & Clark Associates is a renowned expert in form based zoning for mixed-use communities.
- James K. M. Cheng Associates is well known for mid- and high-rise residential development in Vancouver, British Columbia.
- Development Design Group, based in Baltimore, Maryland, specializes in unique retail and mixed-use centers.

In addition, the following technical consultants, most of who were directly contracted by the Coyote Housing Group to conduct the background assessment/existing conditions analysis, have been retained to provide technical assistance to the land planning/urban design team. These consultants are being managed by the Planning staff, but are compensated directly by the Coyote Housing Group. Staff controls their work products and ensures that all assignments are done to the satisfaction of the City.

- Economic and Planning Systems - Economic, fiscal, market and financial feasibility analyses.
- David J. Powers and Associates - Preparation of Environmental Impact Report.
- HMM Engineers - Infrastructure and Civil Engineering.
- Schaaf & Wheeler - Hydrology.
- Wetlands Research Associates - Biological Resources.

- Hexagon – Transportation.
- Lowney Associates - Hazardous Materials.
- Basin Research Associates - Archaeology and Historic Resources.
- Engco - Geology and Soils.
- Apex Strategies – Facilitation at Community Workshops and Outreach.

A detailed Work Plan (Exhibit A) outlining the key tasks of the land planning/urban design process, and a schedule for performing those tasks is attached to this memo. The work plan includes at least four community workshops and monthly Task Force meetings in order to arrive at a preferred alternative for land use, transportation, open space, and community facilities by September 2004. The community workshops are intended to guide the development of the preferred alternative, and the first of these workshops was held on Saturday, March 13, 2004. The workshops are planned around the following themes: Listening, Conceptualization, Development of three Conceptual Alternatives, and Identification of a Preferred Alternative.

The Task Force is expected to select a preferred alternative in August 2004 with input from the community and Technical Advisory Committee. Then in September 2004, the full City Council will have an opportunity to take public testimony and consider approving the alternative as the basis for the development of the full specific plan, design guidelines, zoning districts, and the Environmental Impact Report (EIR). The EIR scoping would begin after the Council's consideration of the alternative. The staff and consultant team would then work with the Task Force and community on the specific plan document, design guidelines and zoning districts. In the fall of 2005 various City Commissions would hold public hearings on the Coyote Valley Specific Plan with the Planning Commission and Council hearings on the entire Specific Plan package (including the design guidelines, zoning districts, and EIR) scheduled for November and December 2005, respectively.

The City Council is being asked to delegate approval authority to the Director of Planning, Building and Code Enforcement for minor amendments to this agreement, including: 1) minor schedule and/or task changes that are consistent with the City Council's Vision and Expected Outcomes for the Coyote Valley Specific Plan; 2) possible adjustments in the maximum cost to be paid for each task as long as the total maximum amount of compensation does not exceed two million dollars, and 3) extension(s) of the term of this agreement for up to 12 months to ensure the successful completion of this planning effort.

PUBLIC OUTREACH

The Coyote Valley Specific Plan effort involves extensive community outreach as well as discussions with many other governmental agencies. In August 2002, the Council established the Coyote Valley Specific Plan Task Force. To date the Task Force has met 11 times and the public has been welcome at all meetings. Representatives of a wide range of interest groups have also attended these meetings. Last year, two community meetings were held to introduce the public to the Coyote Valley Specific Plan process, and a third one, which occurred on March 13, 2004, drew more than 150 people.

In addition, the Coyote Valley Specific Plan Technical Advisory Committee (TAC), made up of government agencies and non-governmental organizations from the region, has met eight times to discuss the CVSP and provide input to the development of the specific plan. Also, a dedicated website has been established which contains all materials presented to the task force and community to date (www.ci.san-jose.ca.us/coyotevalley/).

An outreach plan that has been reviewed by the Task Force is contained in Exhibit B. Outreach is critical to this process and staff has identified multiple venues for inviting and engaging the public in the Coyote Valley Specific Plan process. These venues include the Task Force, Technical Advisory Committee, community groups, property owners, and other focus groups. Apex Strategies has been retained to provide facilitation and outreach advice throughout the process.

COST IMPLICATIONS

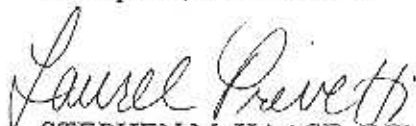
The Coyote Valley Specific Plan project is entirely funded by a group of property owners represented by the Coyote Housing Group, LLC, and has no impacts on the City's General Fund.

COORDINATION

The preparation of this memorandum was coordinated with the City Attorney's Office.

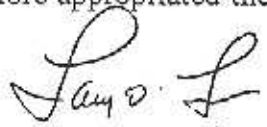
CEQA

Exemption, PP03-06-211.

for 
STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement


LARRY D. LISENBEE
Budget Director

I hereby certify that there will be available for appropriation in the General Fund in the fiscal year 2003-2004 moneys in excess of those heretofore appropriated therefrom, said excess being at least \$2,000,000.


LARRY D. LISENBEE
Budget Director

Attachments:

- Exhibit A: Work Plan
- Exhibit B: Outreach Plan

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EXHIBIT A

COYOTE VALLEY SPECIFIC PLAN (CVSP) SUMMARY WORK PLAN		
Phase No.	Task Description	Estimated Dates
1)	Project Initiation a. Prepare for Project Kickoff/Initial project work b. Introduce Design Consultants & their Approach at Task Force Meeting c. Conduct Stakeholder Interface Meetings d. Conduct Coyote Valley Tour and Group Visioning at Task Force and Community Meetings	1/04 to 3/04
2)	Develop Land use and Urban Form Alternative Concepts Conduct environmental footprint options study, develop numerical land use modeling template, conduct concept feasibility studies, and develop urban form alternatives and financing concepts. Design three alternative urban design programs and create matrix. Plan and conduct the fourth community meeting. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	3/04 to 5/04
3)	Develop three Land Use/Urban Design Alternatives Plans Prepare three land use/urban design alternatives with different land uses, opportunities and urban forms. The alternatives will include a land use plan and tables, transportation plan, environmental footprint, selected building typologies, selected urban form vignettes, and comparative analysis data. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	5/04 to 6/04
4)	Analyze/Refine Design Alternatives Provide refined alternatives for review by environmental consultants, infrastructure consultants, and economic consultants to ensure its feasibility. Perform a phasing analysis and develop a preferred alternative selection methodology. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	6/04 to 8/04
5)	Create Preferred Design Alternative Refine the preferred alternative plan based on input from technical consultants and community meeting. Include the following elements in the preferred alternative: Environmental footprint, numerical land use modeling template and ratios, private development criteria, transportation plan and parking plan. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	8/04 to 9/04

EXHIBIT A

Phase No.	Task Description	Estimated Dates
6)	<p>Present Preferred Design Alternative to City Council and Begin Environmental Impact Report (EIR) Scoping</p> <p>Preferred alternative is presented to Council with environmental footprint, numerical land use modeling template and ratios, private development criteria, transportation, parking, open space, and community facilities.</p> <p>Task Force Meetings</p> <p>Technical Advisory Committee Meeting</p> <p>Community Meetings</p> <p>City Council Hearing (Action: Approve preferred alternative)</p>	9/04
7)	<p>Complete EIR scoping and Prepare EIR Notice of Preparation (NOP)</p> <p>Provide information and material needed by EIR consultants to identify and accept initial base condition work; identify general and specific scope of EIR by element; identify specific plan versus project level EIR work; and proceed with EIR process based on preferred alternative.</p> <p>EIR Public Scoping Meetings</p> <p>Task Force Meetings</p> <p>Technical Advisory Committee Meetings</p> <p>Community Meetings</p>	9/04 to 10/04
8)	<p>Develop Draft Specific Plan and Circulate DEIR</p> <p>Develop Draft Specific Plan based on preferred alternative. Draft plan will contain the following elements: Land use, urban form, circulation/transportation, landscape plan, infrastructure plan, community facilities plan, phasing, and financing plan.</p> <p>Task Force Meetings</p> <p>Technical Advisory Committee Meetings</p> <p>Community Meetings</p> <p>Public Circulation of Draft EIR</p>	10/04 to 9/05
9)	<p>Other Program Components/Final Draft Specific Plan</p> <p>Refine draft specific plan taking EIR mitigations into account. Complete implementation, financing and phasing elements. Develop final burden allocation. Assist in preparation of response to DEIR comments.</p> <p>Task Force Meetings</p> <p>Technical Advisory Committee Meetings</p> <p>Community Meetings</p>	10/05
10)	<p>Complete Illustrative Presentation Graphics</p> <p>Refine and finalize all illustrations, animations, videos, outreach publications and notices and electronic media.</p> <p>Task Force Meetings</p> <p>Technical Advisory Committee Meetings</p> <p>Community Meetings</p>	10/05

EXHIBIT A

Phase No.	Task Description	Estimated Dates
11)	<p>Create Design Guidelines Define a CVSP "style" if any; develop building typologies and residential typologies guidelines; develop community/commercial typologies guidelines; develop "regional export" commercial typologies guidelines; develop civic building typologies guidelines. Also, develop the following guidelines: Urban form, transit oriented development, mixed-uses, destination retail and entertainment, landscaping, street character and form, open space.</p> <p>Task Force Meetings Technical Advisory Committee Meetings Community Meetings</p>	9/04 to 10/05
12)	<p>Create Coyote Zoning Districts Define different zoning districts; delineate zoning district boundaries; define zoning criteria; identify and define prohibited, conditional, permitted and special uses; formulate development standards; identify trigger/performance based zoning incentives; create zoning districts.</p> <p>Task Force Meetings Technical Advisory Committee Meetings Community Meetings</p>	9/04 to 10/05
13)	<p>Develop Specific Plan Administration Identify and specify environmental review criteria for projects (exemption, negative declarations, other additional review); identify special projects requiring accelerated permitting; determine formula for specific plan fees, capital improvement participation, late comer fees, and reimbursements; specify specific plan amendment process.</p> <p>Task Force Meetings Technical Advisory Committee Meetings Community Meetings</p>	10/05
14)	<p>Community Review Period Task Force Wrap Up Meeting City Commissions and Committees Meetings</p>	10/05 to 11/05
15)	<p>Planning Commission Certification of EIR and Recommendation of Specific Plan Package Provide information needed for Planning Commission certification of Final EIR.</p>	11/05
16)	City Council Appeal of Final EIR Certification (if necessary)	Early 12/05
17)	<p>City Council Adoption of CVSP documents Present final draft Specific Plan, Design Guidelines and Zoning Districts to City Council; simultaneously present final EIR. Council adopts Specific Plan and incorporates it into San Jose 2020 General Plan.</p>	12/05

Note: Community Meetings in this work plan represent various forms of outreach, including but not limited to community meetings, property owner meetings, focus group meetings, stakeholder meetings, etc.

City of San Jose

Coyote Valley Specific Plan

Outreach Plan

Purpose: The Outreach Plan identifies a variety of forums and outreach mechanisms to engage all interested persons in the development and preparation of the Coyote Valley Specific Plan.

Elements:

- Task Force Meetings and Workshops
- Technical Advisory Committee Meetings
- Community Outreach, Workshops and Meetings
- Property Owner Outreach and Meetings
- Other Focused Outreach and Meetings
- Public Hearings

Contacts:

- Mail – Attn: Sal Yakubu or Susan Walsh, 801 North First Street, Room 400, San Jose, CA 95110
- Phone: (408) 277-4576
- Fax: (408) 277-3250
- Email: salifu.yakubu@sanjoseca.gov or susan.walsh@sanjoseca.gov

TASK FORCE MEETINGS

Purpose: Advise the City Council on the elements and content of the Specific Plan and related documents. The Task Force is the primary group guiding the preparation of the Specific Plan.

Membership: Appointed by the City Council.

Public Participation: All members of the public are welcome to the meetings.

Notification:

- Web site (www.ci.san-jose.ca.us/coyotevalley/)

Schedule: Generally the second Monday of each month. See web site for detailed calendar.

TECHNICAL ADVISORY COMMITTEE MEETINGS

Purpose: Advise the City staff and the Task Force (indirectly) on the contents of the Specific Plan.

Participants: This is a broad-based group made up of outside agencies and interest groups. Membership is expected to grow during the Specific Plan process.

Invited Participants to Date:

AGENCIES	OTHER INTEREST GROUPS
1. Amtrack	1. Acterra
2. Association of Bay Area Governments	2. Affordable Housing Network
3. Association of Monterey Bay Area Governments	3. Almaden Valley Community Association
4. Bay Area Regional Water Quality Control Board	4. American Institute of Architects Santa Clara Valley
5. California Department of Fish and Game	5. Audubon
6. California Environmental Protection Agency	6. Bay Area Transportation Land Use Coalition
7. CalTrain	7. BOMA (Building Owners and Managers Association)
8. City of Morgan Hill	8. Building trades Union
9. Great Oaks Water District	9. California Native Plant Society
10. Guadalupe-Coyote Resource Conservation District	10. Calpine
11. Kaiser Hospital	11. Cattleman's Association
12. Morgan Hill Unified School District	12. Cisco
13. Office of the Santa Clara County Executive	13. Clean South Bay
14. PG&E	14. Committee for Green Foothills
15. San Jose State University	15. Council of Churches
16. Santa Clara County Board of Supervisors	16. Greenbelt Alliance
17. Santa Clara County Housing Authority	17. Home Builders Association of Northern California
18. Santa Clara County Open Space Authority	18. IBM
19. Santa Clara County Parks and Recreation	19. Interfaith Council of Religion, Race, Economic and Social Justice
20. Santa Clara County Planning	20. League of Women Voters

Department	
AGENCIES	OTHER INTEREST GROUPS
21. Santa Clara County Roads and Aviation	21. NAIOP (National Association of Industrial Office Parks)
22. Santa Clara Valley Transportation Authority	22. People Acting in the Community Together (PACT)
23. Santa Clara Valley Water District	23. People for Livable and Affordable Neighborhoods
24. U.S. Fish and Wildlife Service	24. PLAN (People for Livable and Affordable neighborhoods)
25. U.S. Army Corps of Engineers	25. Salmon Steelhead Restoration Group
26. U.S. Environmental Protection Agency	26. San Jose Preservation Action Council
27. U.S. Postal Service	27. San Jose Silicon Valley Chamber of Commerce
28. U.S.DA Natural Resource Conservation Service	28. Santa Clara County Farm Bureau
29. Union Pacific Railroad	29. Santa Clara County Land Trust
30. University of California Santa Cruz	31. Santa Clara County Streams for Tomorrow
	32. Santa Teresa Neighborhood Association
	33. Sierra Club (Loma Prieta Chapter)
	34. Silicon Valley Conservation Council
	35. Silicon Valley Manufacturing Group
	36. Silicon Valley Pollution Prevention Center
	37. Silicon Valley Toxics Coalition
	38. South County Housing
	39. Strong Neighborhoods Initiative Neighborhood Advisory Committee (NAC) Representatives
	40. The Nature Conservancy
	41. Tri-County Apartment Association
	42. Walk San Jose
	43. Working Partnerships U.S.A.

Notification:

- Web site (www.ci.san-jose.ca.us/coyotevalley/)

Schedule: See web site for detailed calendar.

COMMUNITY OUTREACH, WORKSHOPS AND MEETINGS

Purpose: Obtain input from the broader San Jose, and South Bay community as appropriate, regarding the elements and content of the Specific Plan and related documents. Some workshops will be joint meetings with the Task Force, the Technical Advisory Committee and the broader community. Other workshops and meetings will also be held with the broader community. This input would be shared with the Task Force and Technical Advisory Committee members.

Participants: All members of the public, including interest groups identified on the Technical Advisory Committee as well as individuals, neighborhood associations, other community groups.

Notification:

- Web site
- Announcements in San Jose Mercury News community interest columns
- Announcements in Community Newspapers of many languages
- Paid notices in these newspapers, as budget permits
- Public Service Announcements on radio and television
- Direct mail, as budget permits
- E-mail
- Brochures
- Civic Center Television

Schedule: Throughout the Coyote Valley Specific Plan Process. See web site for detailed calendar.

PROPERTY OWNER OUTREACH AND MEETINGS

Purpose: Inform Coyote Valley property owners of the progress and content of the Specific Plan. Obtain their input and feedback. This input would be shared with the Task Force and Technical Advisory Committee members.

Participants: All landowners and major leaseholders in Coyote Valley.

Notification:

- Web site (www.ci.san-jose.ca.us/coyotevalley/)
- Direct mail
- E-mail

Schedule: Throughout the Coyote Valley Specific Plan Process. See web site for detailed calendar.

OTHER FOCUSED OUTREACH AND MEETINGS

Purpose: As needed, meet with individual or key groups of stakeholders to obtain their input and feedback regarding particular elements of the Specific Plan. This input would be shared with the Task Force and Technical Advisory Committee members.

Participants: Varies.

Notification:

- Web site
- Telephone call
- Direct mail
- E-mail

Schedule: Throughout the Coyote Valley Specific Plan process. See web site for detailed calendar.

PUBLIC HEARINGS

Purpose: Provide the Task Force, Technical Advisory Committee, property owners, and broad public an opportunity to address the City Council regarding the progress and content of the Specific Plan and related documents. Provide the City Council an opportunity to discuss the Specific Plan and provide any additional direction, as appropriate.

Participants: City Council and any interested members of the public.

Notification:

- Web site
- Announcements in San Jose Mercury News community interest columns
- Announcements in Community Newspapers of many languages
- Paid notices in these newspapers, as budget permits
- Public Service Announcements on radio and television
- Direct mail, as budget permits
- E-mail

Schedule: See web site for detailed schedule.